



Planning and Development Services  
10 N Bemiston  
Clayton, Missouri 63105

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## HOUSING TASK FORCE

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### MINUTES HOUSING TASK FORCE JANUARY 17, 2007

#### ROLL CALL:

Nicki Herrington, Chair  
Joanne Boulton  
Andrea Dallas Maddox  
David Hoffmann  
Joan Gallagher  
Mary Huebner  
Michelle Harris, Aldermanic Representative

#### Absent:

Morris Sterneck  
Jack Hambene  
George Hettich  
Alex Berger III, Aldermanic Representative

#### City Staff:

Catherine Powers, Director of Planning & Development Services  
Jackie Williams, Recording Secretary

#### Guests:

Judy Goodman

The minutes of the September 20, 2006 meeting were approved as presented, after having been distributed to each member.

Chairman Nicki Herrington presented a handout regarding 2005 – 2006 condominiums sold vs. houses sold

A brief discussion was then had regarding the handout.

Michelle Harris began discussion regarding the presentation from Dr. Senti and made a recommendation to look at future trends or check milestones every three years near the end of the Task Force.

Joanne Boulton commented that you need to be careful about checking milestones against national averages. Also, according to Dr. Senti the average kindergarten classes have stayed level, so therefore the increase in housing prices and kids not going to kindergarten does not seem to be the case.

Discussion ensued regarding school enrollments, housing diversity, demographics and family incomes.

Michelle Harris asked if she could research this issue again to make sure that all bases are covered.

The Task Force agreed that it was a good idea.

Andrea Maddox-Dallas asked at what point are there too many condos.

Catherine Powers replied that it is market supply.

Chairman Nicki Herrington stated that her colleagues believe that they are over built.

Discussion proceeded regarding market saturation, supply and demand, and condos being rented vs. owner occupied.

Michelle Harris commented that banks research saturation points and the market before giving loans to developers for construction.

Catherine Powers stated that the City has really pushed rental buildings because they seem to be leaving and developers do not seem to be affected.

Discussion ensued regarding condos being rented by their owners and the effect it is/will have on the City and schools and affordable housing.

Michelle Harris posed the question “Do we want affordable housing”?

Joanne Boulton agreed and asked what is the advantage?

Michelle Harris pointed out that the City does not currently have affordable housing, yet school enrollment and younger families moving to Clayton are not an issue. The questions needs to be

posed to the Board of Alderman “Do we want it and why”? This may give the Board some direction to fill the Cities goals to maintain affordable housing.

Mary Huebner indicated that research was done under Mayor Frank Kenney regarding subsidization, and sales restrictions. It was found that these programs do not work on a small scale.

Chairman Nicki Herrington added that subsidations could be available for those who work for the City or the School District.

Catherine Powers responded that a poll had been taken and a very, very small number would want to live here.

Meeting topics were discussed as follows:

March/April:	Historic Preservation & Demolition	Joanne Boulton
May/June:	Inspection/Code Enforcement	David Hoffman/ Joan Gallagher
July:	Do we want affordable housing and why?	Mary Huebner
August:	No Meeting	
September:	Education/Housing School age housing & demographic trends	Michelle Harris
October:	Summary Put together final report for submission	

(Chairmen need to contact Catherine Powers for research from staff. Information should be presented for packet preparation at least one week prior to the meeting date).

It was recommended that a subcommittee be appointed comprised of the following members:

Joanne Boulton - Chair  
Andrea Maddox-Dallas  
Morris Sterneck

Catherine Powers stated that Mike Schoedel, City Manager is looking into a speaker to present to the Board of Aldermen, Plan Commission, Subdivision Trustees and the Housing Task Force regarding Historic Preservation.

Judy Goodman added that the presenter is Chris Zapalac and the presentation is to take place on February 12<sup>th</sup> or 15<sup>th</sup>.

Nicki Herrington recommended attending the presentation in lieu of a February meeting. All present agreed.

Discussion ensued regarding inspections and code enforcement. Catherine Powers briefly described the current inspection and code enforcement procedures and compared Clayton properties to other comparable cities. It was asked to look into how to go forward and keep Clayton's rental (multi-family) properties up to and above standard.

Discussion then turned to architectural review guidelines, design criteria, subdivision indentures, and Urban Design Districts and standards.

Michelle Harris referred the committee to the Clayton website under the Ice Rink Task Force to obtain information that may be helpful to this committee.

Chairman Nicki Herrington asked the committee if there were other topics that anyone would like added to the prior mention list. Everyone agreed the list was complete as is.

Chairman Herrington then directed discussion to the material that was submitted relating to Historic Preservation.

Joanne Boulton presented additional handouts to discuss:

1. The National Register of Historic Places as of December 2005
2. Historic Districts and Livable Communities / Benefits of Historic Preservation

Discussion continued regarding local designation, tax credits and local ordinances.

Chairman Herrington asked about designation restrictions.

Catherine Powers responded that the Plan Commission set a 75% approval restriction to become a historic district, meaning that 75% of the residents in the area must agree or it does not pass.

Discussion then began regarding what process is needed to become a historic district and how to qualify.

It was also discussed how the Architectural Review Board allows developments that are not conforming to the neighborhoods such as siding on additions and removing slate roofs.

Catherine Powers stated that it should not be anti-development but pro historic preservation.

Joanne Boulton agreed and added that historic preservation should go hand- in -hand with development.

Discussion regarding historic tax credits was revisited along with preserving housing stock without driving away development.

Michelle Harris asked how to get what the panel wants without driving development away and suggested having a developer come in to discuss pros and cons before making a recommendation to the Board. Looking to see what impact Historic Preservation actually has on developers.

It was recommended to have a panel of developers come in to talk with the Task Force to get their perspective.

Chairman Herrington asked for public comment and additional comments from the Task Force.

Being no further discussion at this time, the meeting adjourned at approximately 8:40 p.m.

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Recording Secretary